

Lidia Szopinska
47 Arlington Road
Camden
London
NW1 7ES

Application Ref: **2011/0725/L**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

20 June 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
47 Arlington Road
London
NW1 7ES

Proposal:

Erection of two storey rear extension at lower and upper ground levels; additions and alterations to rear roof terrace at second floor; excavation of existing front vault, alterations to fenestration, doorway and entrance lean-to at front lower ground level; retrospective addition of mouldings to upper floor windows to front elevation and raising of roof ridge height, all to dwelling house (Class C3).

Drawing Nos: Location plan; 100_20_210/c; 286_20_401; Vault Survey; 286_20_200 'Provisional' dated 22.4.2011; 286_20_201 Revision b 24.05.2011; 286_20_210 rev B 15.4.11; 286_20_221 Vault section; 286_20_221 Section AA rev A 22.04.2011; 286_20_223 Sections Sheet 3; 286_20_223 Balcony/Shower rev E 19.5.11; 286_30 Vault Section Rev Cross Section A 15.4.11; 286_20_232; 286_20_233 rev C; 286_20_404; 286_20_420 'Retrospective'; 286_20_420 Existing section AA front and rear elevations; d-01; 286_100; Structural details comprising 3166/a3/01a, 02a, 03a, 04a, 05a, 06a, 11a, 12a, a3/tw3, tw4; 05-1537 dwg 01 rev P1; Architrave section moulding; Report on inspection of rear party wall/boundary wall by NFM Engineering 31/3/2010; Risk assessment for structural work at 47 AR by MF Moore July 2010; Trial pit details sheets SK/a4/TP1, 2, 3;



The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, section and elevation details of new garden level rear extension and glazed stairwell box at a scale of 1:10, including details of materials and method of fixing to the adjoining walls.

- b) Plan, elevation and section drawings of all new doors and windows at a scale of 1:10.

- c) Details of all new and replacement brickwork to the rear boundary walls including the proposed colour, face-bond and pointing.

- d) Details, including manufacturers specifications, of the proposed tanking works to the front vault.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A structural engineer's report and method statement including detailed drawings, in respect of the following, shall be submitted to and approved in writing by the Council before work commences:
- a) works of temporary support for the host building and the rear boundary walls during construction of the rear extension and associated works to the basement,
 - b) structural work to the front vaults including works of support to the roof and details of underpinning.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 4 In respect of condition 4 (d) (Tanking to front vault) you are advised that a Sika render approach would not be acceptable. It is recommended that you seek advice on appropriate methodologies from the Council's conservation officers.

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